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IVERSITY OF CALIFORNIA

shoreline development study

SPECIFIC PLAN NO. 1

south san francisco

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SAN FRANCISCO BAY CONSERVATION
& DEVELOPMENT COMMISSION

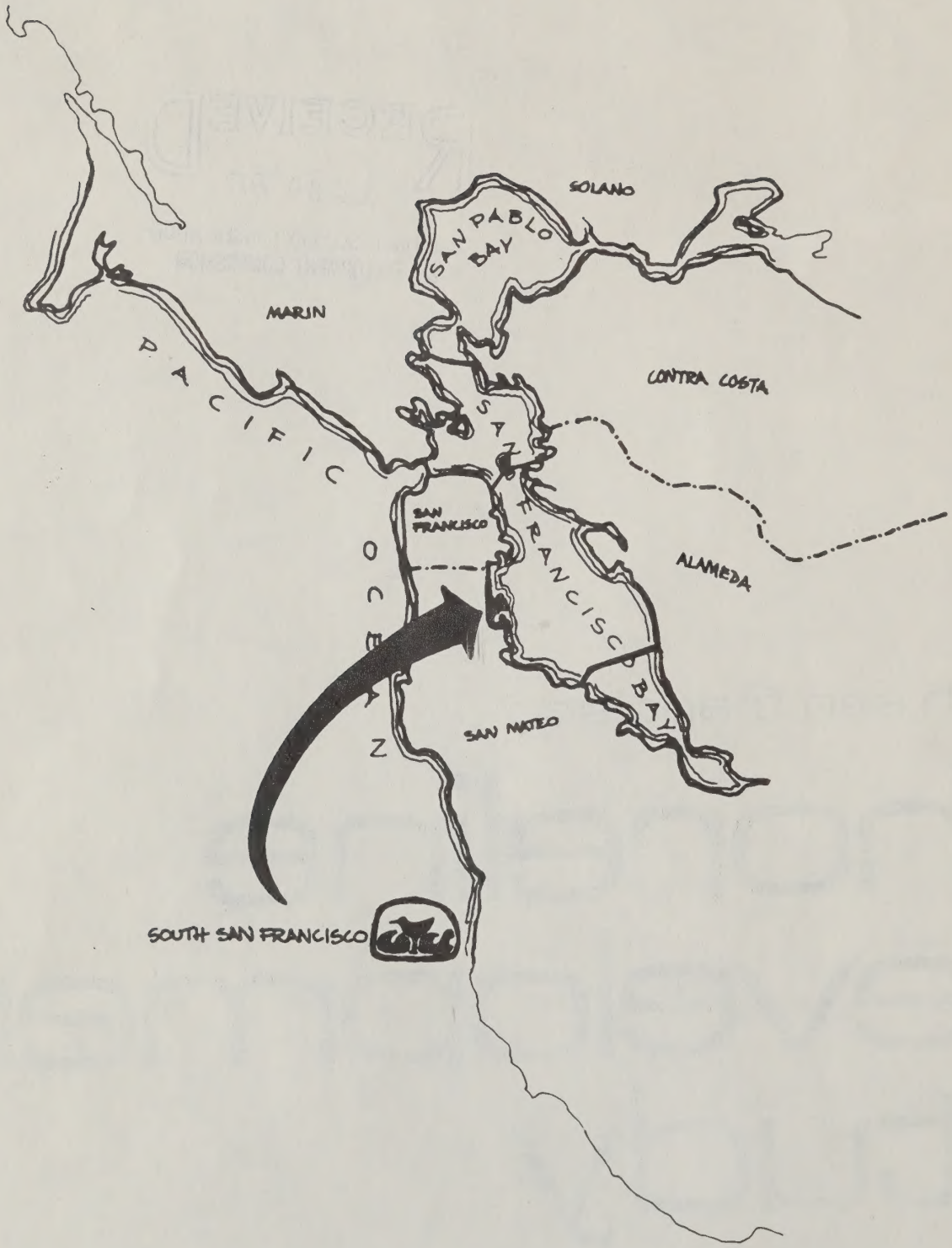
south san francisco

shoreline development study

SPECIFIC PLAN NO. 1

This report was developed by the South San Francisco Planning Division

June, 1977 South San Francisco, California


SOLANO
SAN PABLO BAY
MARIN
PACIFIC OCEAN
CONTRA COSTA
SAN FRANCISCO
SAN FRANCISCO BAY
ALAMEDA
SAN MATEO
SOUTH SAN FRANCISCO

shoreline development study

SPECIFIC PLAN NO. 1

GOALS: The establishment, maintenance and practical utilization of the Shoreline of the City of South San Francisco for public access and public enjoyment and the re-establishment of the shoreline's natural eco-systems where practical or possible.

SPECIFIC PLAN NO. 1 - Project Area:

The area studied and included in this Plan is all of that land area within and limited by the following physical boundaries:

1. Airport Boulevard to the east;
2. Tidal basins, wetlands, marshes, mudflats, and San Francisco Bay to the west;
3. Colma Creek and its tributaries to the north;
4. San Bruno Canal to the south;
5. Belle Air Island and its access roads, marshes, and wetland areas. (The area set forth herein is detailed on the attached Exhibit 'A' for easy reference.)

Contained within this area are nine parcels of land, encompassing the following land uses: the City of South San Francisco sewage treatment plant; Shell Oil fuel storage facilities; open storage of chemical toilets; abandoned dry docks and fingers; van and storage facilities; and two fast freight forwarders.

A. Elements of the Specific Plan

1. Public pathways: Beginning at Airport Boulevard, the pathway system will parallel the marshland edge of San Bruno Canal, cross over the land of the Scavenger Company and proceed northward to a point south of the City of South San Francisco Sewage Treatment Plant. (Public access north of this point, along the southern edge of the Sewage Treatment Plant and between the Plant and Colma Creek, shall be restricted.)

   At approximately midway between Airport Boulevard and the Estuary (turning basin) the path shall intersect with a path proceeding southward across a bridge (abandoned lock) to the northern edge of the Airport frontage road, then westward at the edges of the marshlands to the southernmost edge of Belle Air Island; then paralleling the marshland and water's edge, it proceeds north to the tip of Belle Air Island.

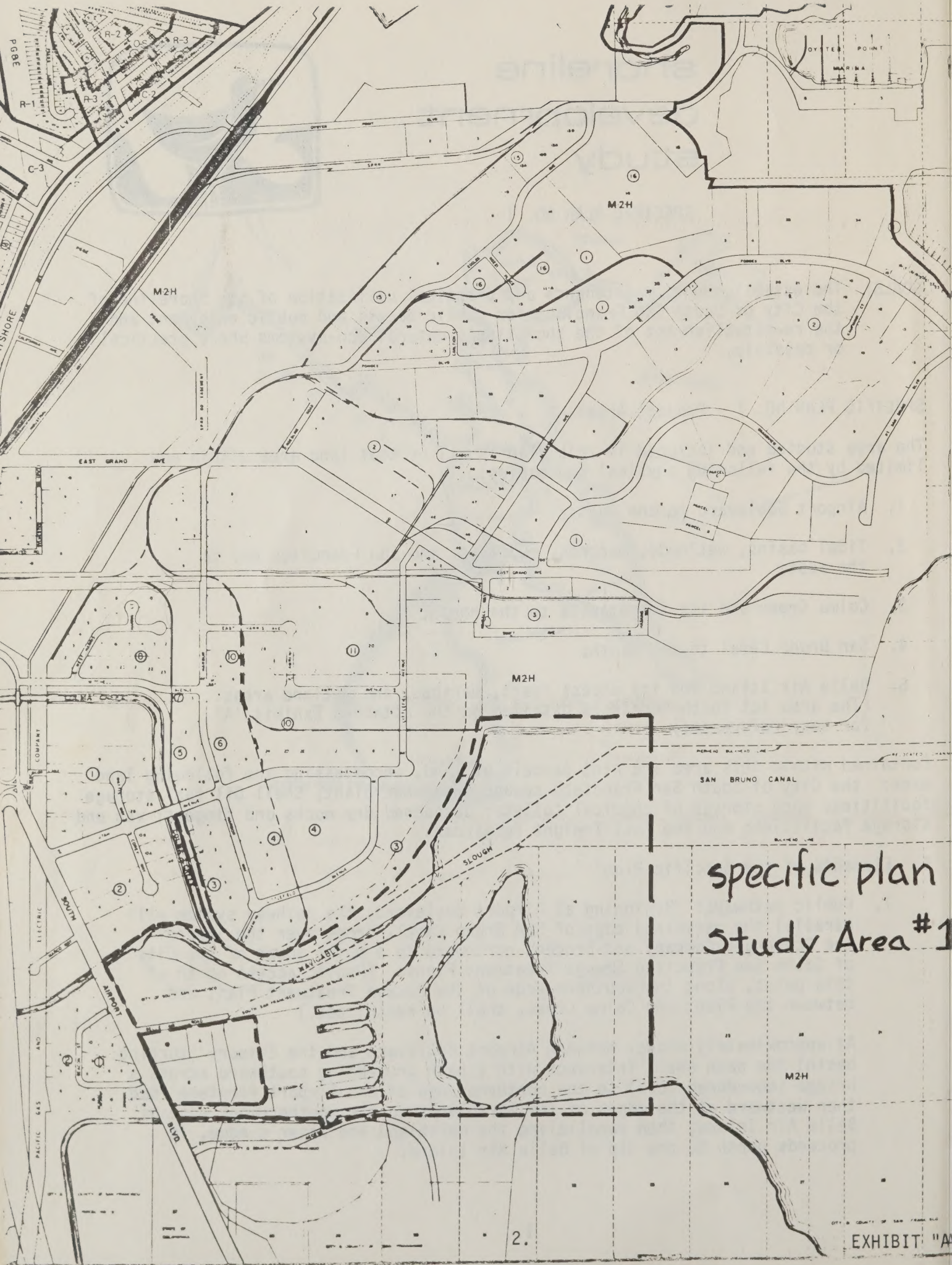

R-1
R-2
R-3
C-2
C-3
M2H
EAST GRAND AVE
SAN BRUNO CANAL
SLOUGH
AIRPORT BLVD
OYSTER POINT MARINA
specific plan
Study Area #1

EXHIBIT "A

R-2
R-3
C-2
R-3
C-3
M2H
M2H
M2H
M2H
EAST GRAND AVE
EAST GRAND AVE
OYSTER POINT MARINA
SAN BRUNO CANAL
SLOUGH
AIRPORT BLVD
SOUTH
lands & surface water areas owned or controled by the city of so. san francisco

EXHIBIT "B"

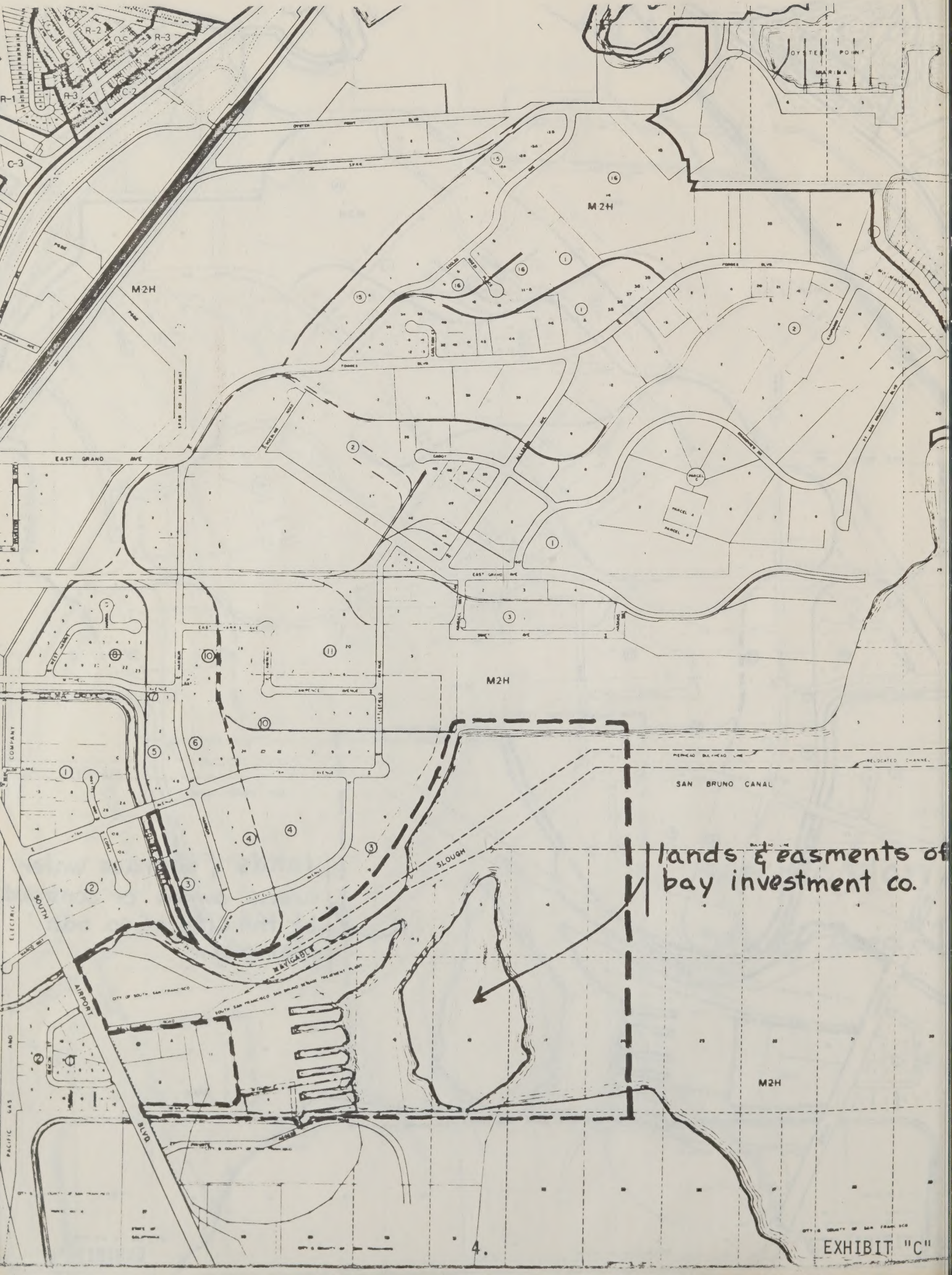
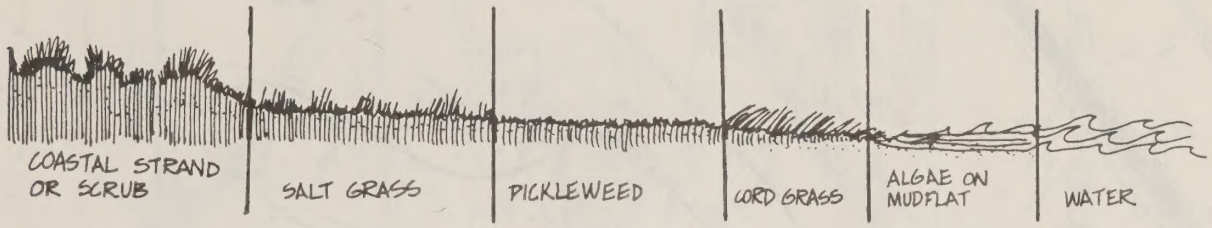

R-1
R-2
R-3
C-2
C-3
M2H
EAST GRAND AVE
SAN BRUNO CANAL
SLOUGH
AIRPORT BLVD
lands & easments of
bay investment co.

EXHIBIT "C"

From Littlefield Avenue the path shall parallel the S.P.R.R. lines to the northern edge of Colma Creek; thence westward paralleling the Colma Creek to Utah Avenue or easterly paralleling Colma Creek and San Francisco Bay to Haskins Way. All pathways will vary from 25 feet to 100 feet in width from elevation 6.1 as set by B.C.D.C.



2. Estuary: The turning basin area previously abandoned by the Raymond Concrete Pile Company has been silted in over the years and has become a natural harborage for native, as well as migratory bird populations. Remodeling and filling of the abandoned dry dock fingers is to be done in such a way as to create marshlands and mudflats suitable for the promotion and maintenance of this bird population. All existing marshlands and mudflats are to remain and it is anticipated that siltation shall continue within the turning basin, thereby precluding boat and related activities in the future. Fishing, although not a major occurrence within the turning basin, should be discouraged to preclude the hazards created by such activities on the bird population. Such hazards include abandoned fish line, hooks, plastic articles left on rocks and thrown into the water areas. Marshlands around the estuary shall be re-established, planted and maintained as necessary.

3. Nature Trails: Two areas shall be developed as Nature Trails. These include the pathway on the westerly side of the turning basin over the abandoned dry dock area and the pathway on the westerly side of Belle Air Island. These trails will include the following elements:

   a. Identification Signs: I.D. signs placed adjacent to the trail to identify common plant and animal species identified or re-established in the Estuary. These signs should be constructed so as to weather the elements and vandalism. Pathway directional signs shall be placed at each intersecting street or pathway.

   b. Vista Points: Four areas are designated and shown on the attached Exhibit 'G' as Vista Points. These areas are so situated as to afford good visibility of the Estuary or distant points of interest. Signs identifying distant landmarks should be conspicuously placed in these areas. The Vista Point depicted in Detail No. 1 should have a map of the trail system.

   c. Rest Area: Two areas are designated as rest areas. Both are at the terminus of the pathway systems. Rest areas shall be equipped with public benches and trash containers.

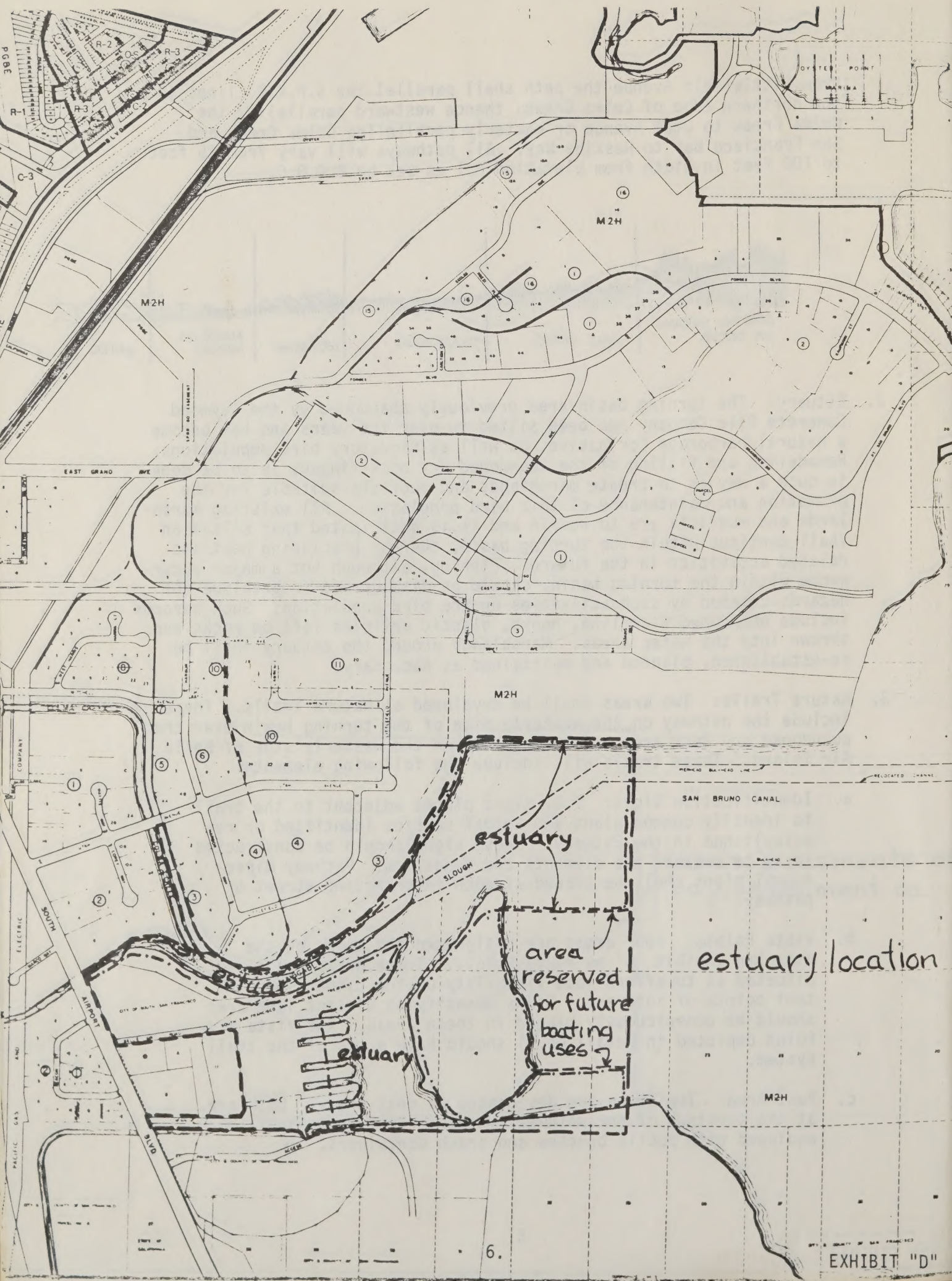
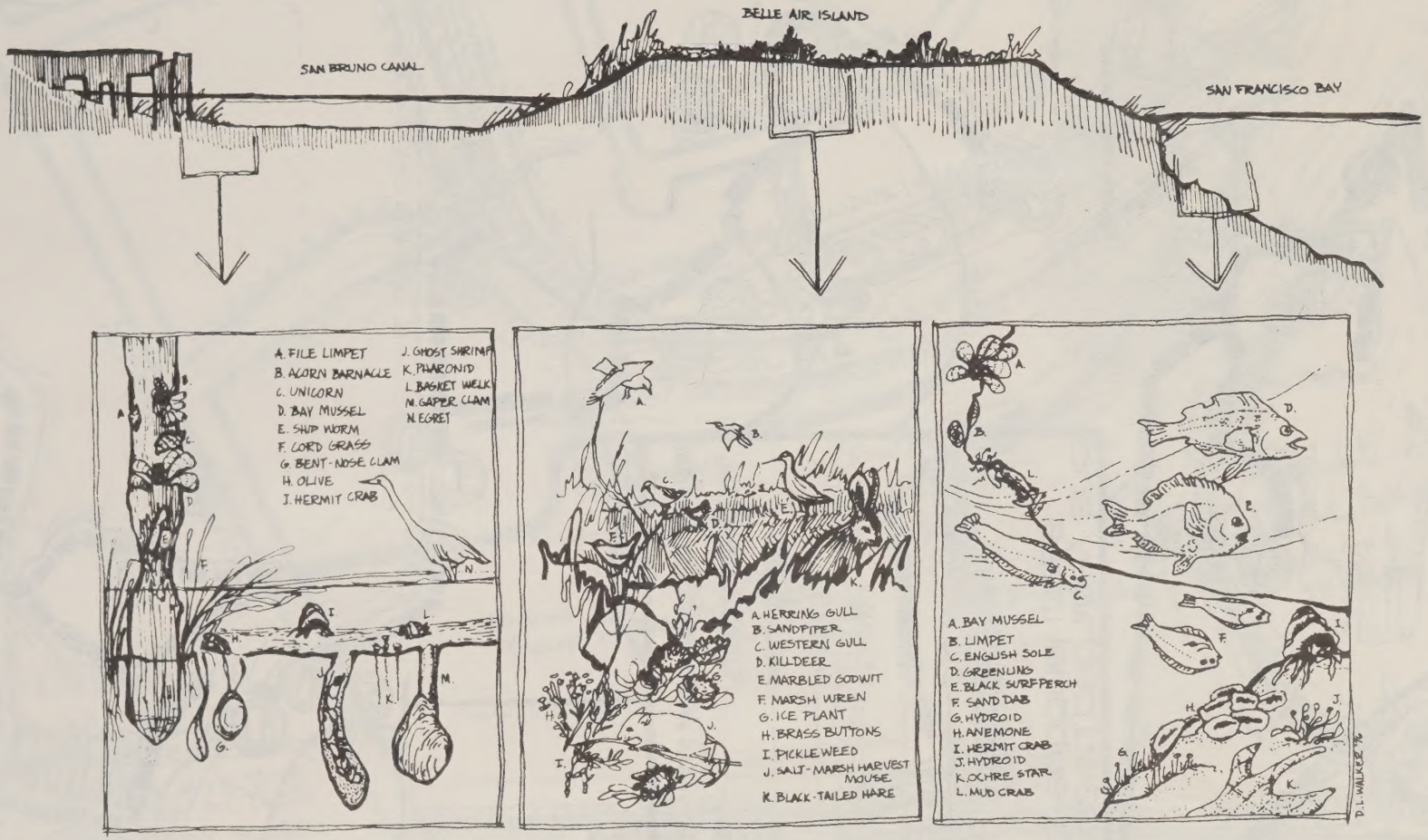

estuary
estuary
estuary
area reserved for future boating uses
estuary location
SAN BRUNO CANAL
M2H
M2H
M2H
EAST GRAND AVE
SOUTH AIRPORT BLVD
SLOUGH

EXHIBIT "D"



This section drawing illustrates a sampling of the diverse interdependent life supported by the mud flats and Bay.

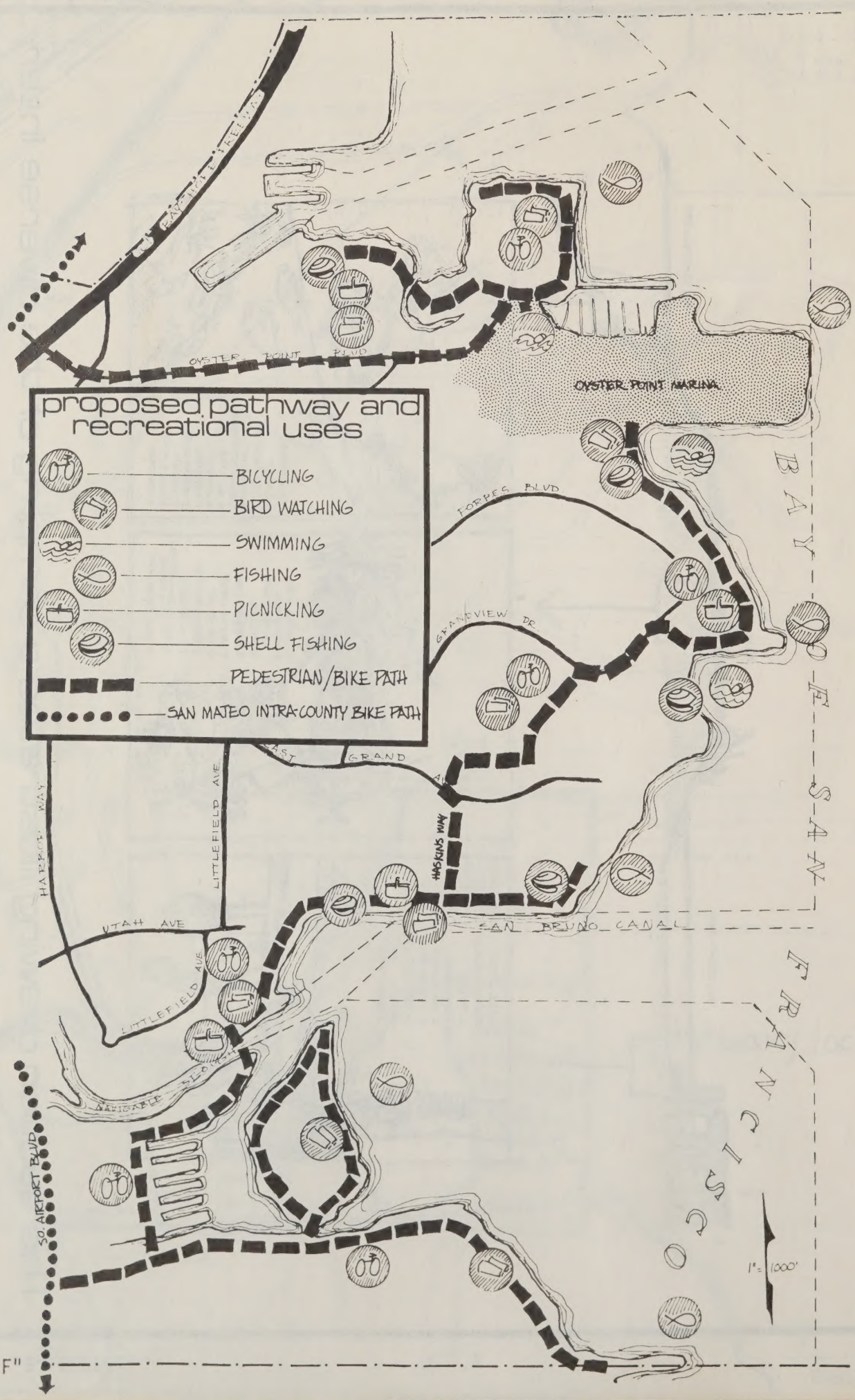

proposed pathway and recreational uses
BICYCLING
BIRD WATCHING
SWIMMING
FISHING
PICNICKING
SHELL FISHING
PEDESTRIAN/BIKE PATH
SAN MATEO INTRA-COUNTY BIKE PATH
OYSTER POINT BLVD
OYSTER POINT MARINA
FORBES BLVD
GRANDVIEW DR
GRAND
HARBOR WAY
LITTLEFIELD AVE
UTAH AVE
SAN BRUNO CANAL
SO. AIRPORT BLVD
BAY OF SAN FRANCISCO
1" = 1000'

EXHIBIT "F"

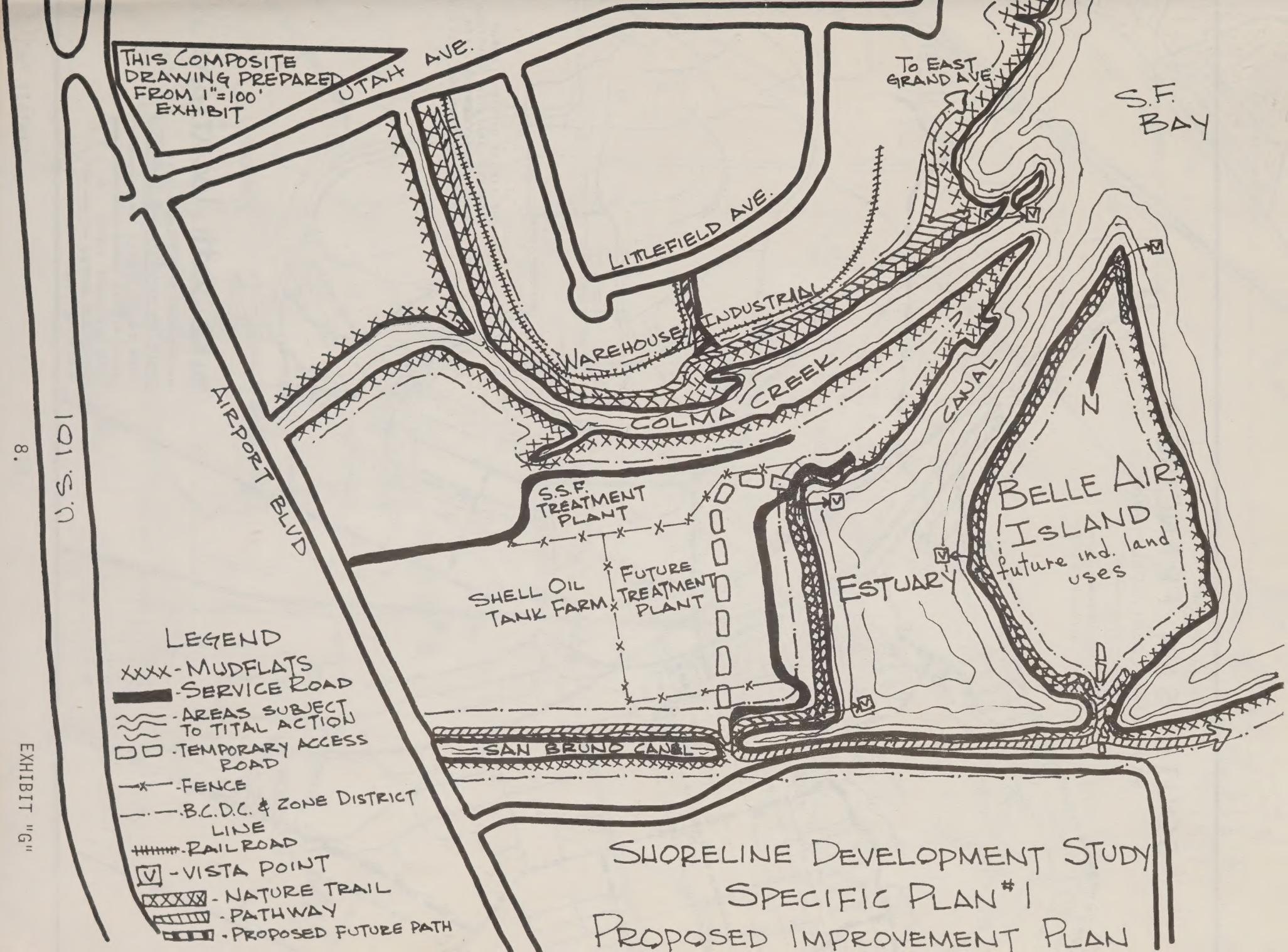

THIS COMPOSITE DRAWING PREPARED FROM 1"=100' EXHIBIT
UTAH AVE.
TO EAST GRAND AVE.
S.F. BAY
LITTLEFIELD AVE.
INDUSTRIAL
WAREHOUSE
COLMA CREEK
CANAL
AIRPORT BLVD
U.S. 101
S.S.F. TREATMENT PLANT
SHELL OIL TANK FARM
FUTURE TREATMENT PLANT
ESTUARY
BELLE AIR ISLAND
future ind. land uses
N
SAN BRUNO CANAL
LEGEND
XXXX - MUDFLATS
- SERVICE ROAD
- AREAS SUBJECT TO TITAL ACTION
- TEMPORARY ACCESS ROAD
- FENCE
- B.C.D.C. & ZONE DISTRICT LINE
- RAILROAD
V - VISTA POINT
- NATURE TRAIL
- PATHWAY
- PROPOSED FUTURE PATH
SHORELINE DEVELOPMENT STUDY
SPECIFIC PLAN #1
PROPOSED IMPROVEMENT PLAN

EXHIBIT "G"

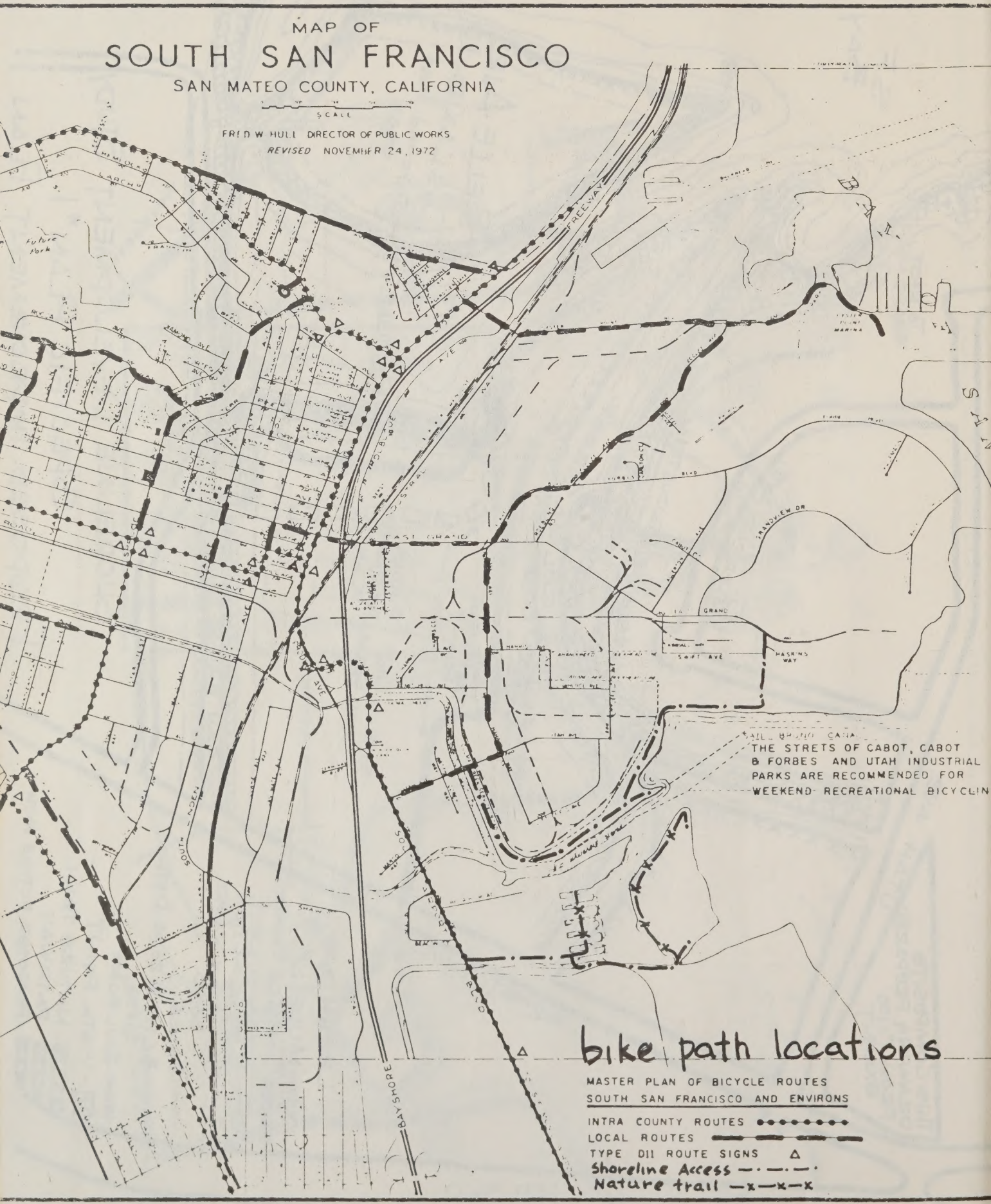

MAP OF
SOUTH SAN FRANCISCO
SAN MATEO COUNTY, CALIFORNIA
SCALE
FRED W HULL DIRECTOR OF PUBLIC WORKS
REVISED NOVEMBER 24, 1972
FREEWAY
EAST GRAND
GRAND
SOUTH ABOR
BAYSHORE
THE STRETS OF CABOT, CABOT & FORBES AND UTAH INDUSTRIAL PARKS ARE RECOMMENDED FOR WEEKEND RECREATIONAL BICYCLIN
bike path locations
MASTER PLAN OF BICYCLE ROUTES
SOUTH SAN FRANCISCO AND ENVIRONS
INTRA COUNTY ROUTES
LOCAL ROUTES
TYPE DII ROUTE SIGNS
Shoreline Access
Nature trail

EXHIBIT "H"

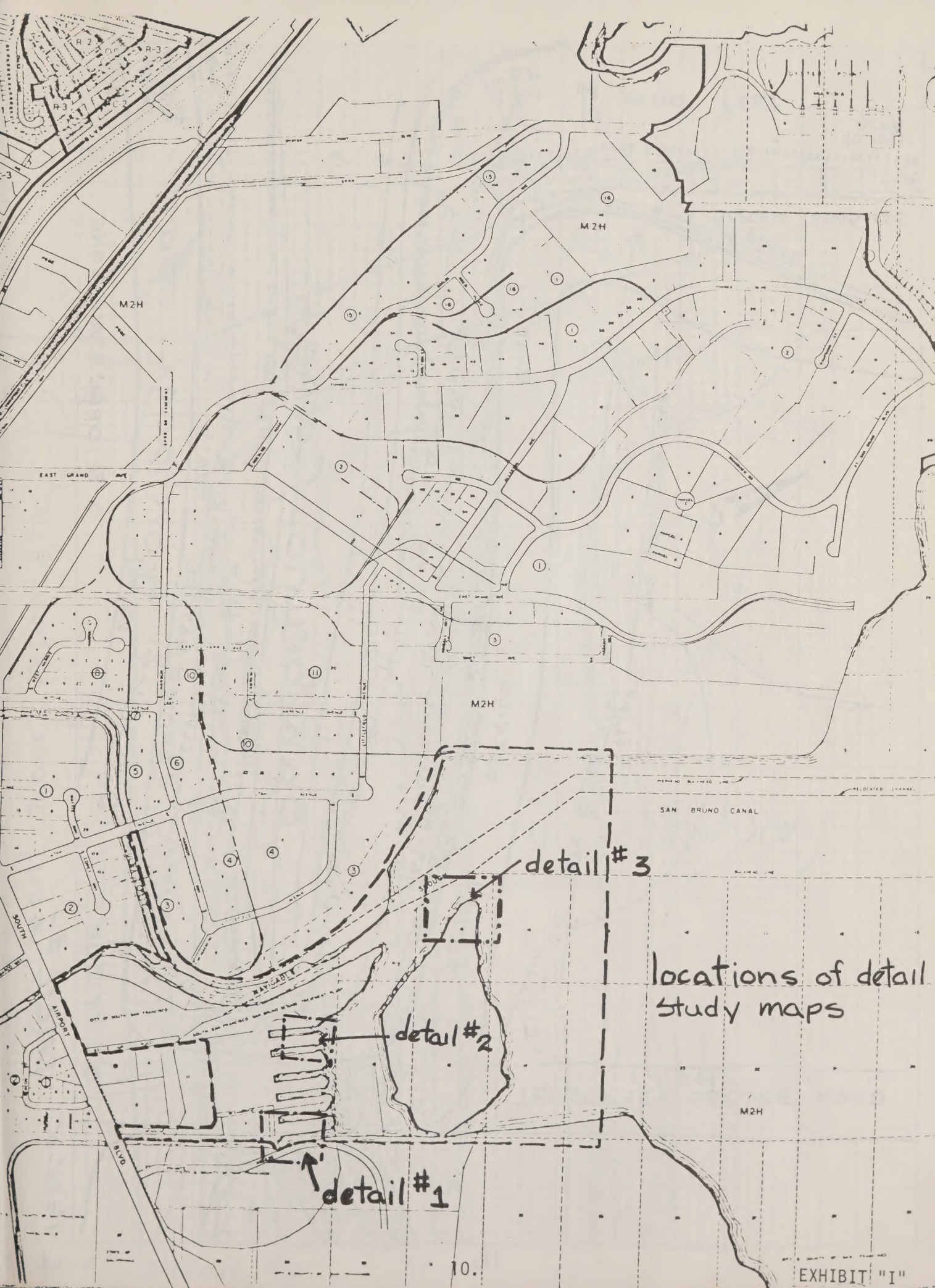
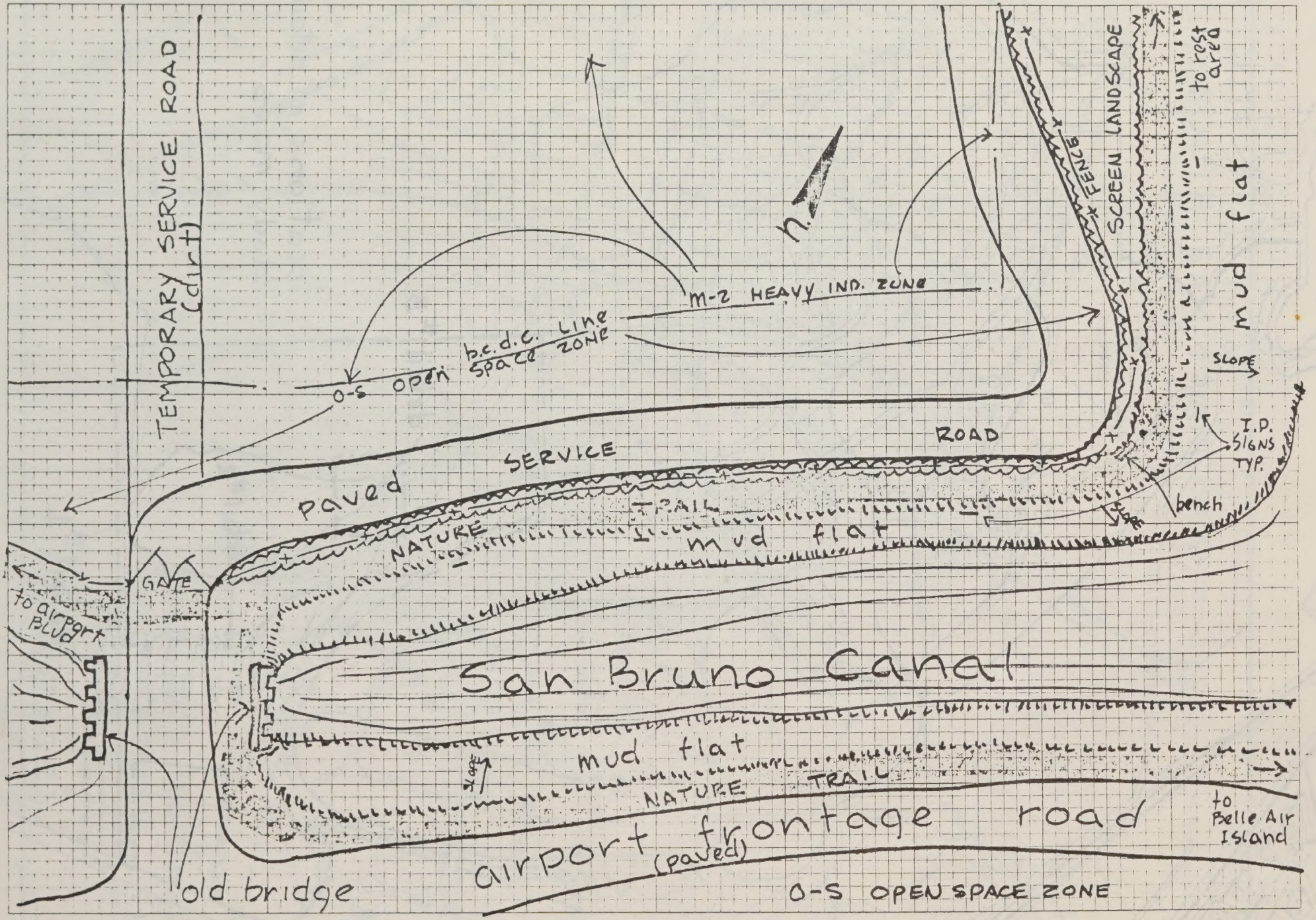
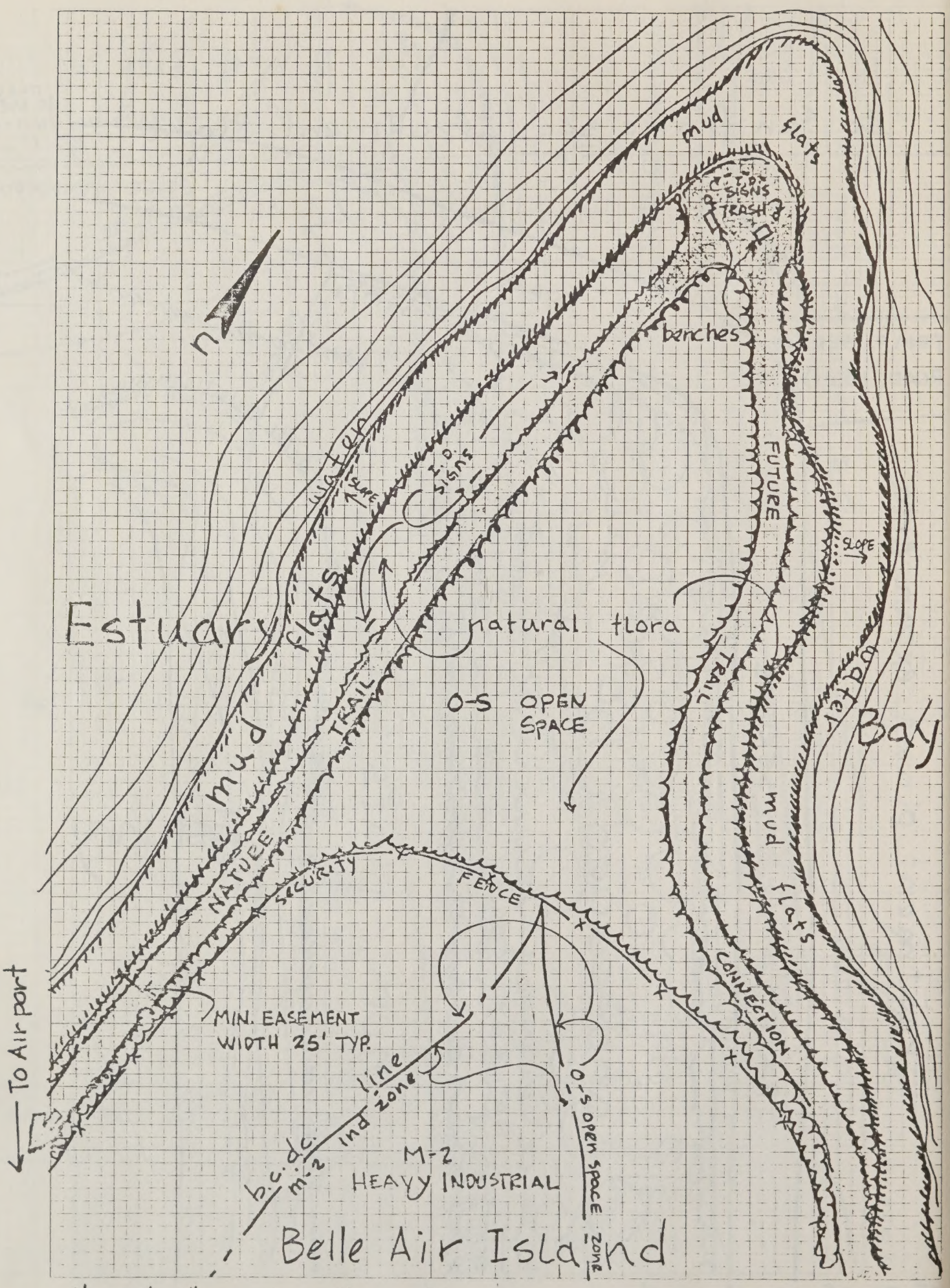

M2H
M2H
M2H
EAST GRAND AVE
SAN BRUNO CANAL
detail #3
detail #2
detail #1
locations of detail study maps
SOUTH AIRPORT BLVD

EXHIBIT "I"



1"=50'-0" Detail #1

1"=50-0" Detail #2



1' = 50'-0"

Detail #3

d. Handicapped Access: It is anticipated that the pathways to the Nature Trail system and the Nature Trails will be paved with asphalt or be a hardpan surface. All trails and pathways are flat with less than two (2) percent grade. Each trail is accessible to public streets or paved access road systems.

4. Fill and Dredge: All shoreline areas, except the abandoned dry docks and fingers, shall remain in their current configuration and no permit shall be issued for any filling or dredging activities not directly related to the maintenance of the Estuary or deemed necessary by the San Mateo County Flood Control District and City Engineer for flood control purposes. It is anticipated that within three to five years from the adoption of this plan, the Scavenger Company and the City of South San Francisco shall commence the dredging of and removal of the dry dock fingers above the water line. It is also anticipated that the spoils generated by the removal of the fingers shall be placed in the water or adjacent thereto. This dredging and filling of the abandoned dry docks has been determined to be necessary by representatives of the Army Corps of Engineers, State Department of Fish and Game, and the Bay Conservation and Development Commission.

   These abandoned dry docks were inspected at the request of City staff members and it was determined that their present condition was unsafe for public utilization. Dredging and filling of the abandoned dry dock area shall be predicated on the following conditions:

   a. That the total square footage of water surface shall be at least equal to the surface square footage of water prior to such fill and dredgings;

   b. That a mudflat at least 100 feet in width shall be created at low tide for the purpose of providing a more natural harborage for wildlife;

   c. That native plant materials shall be reintroduced at and in the water's edge. Said plant material shall be selected by the City of South San Francisco's Department of Parks and Recreation subject to the approval of the City's Architectural Committee from a plant list provided by the State Department of Fish and Game;

   d. That the office of the City Engineer shall permit filling and dredging to occur only after formal approval has been obtained from B.C.D.C., the Army Corps of Engineers, and then only subject to any conditions they may set forth in said permits.

5. Landscaping: Landscaping shall be introduced into, on, and around the public access and trail system. This landscaping shall include:

   a. The reintroduction of natural plant materials in marshlands and adjacent thereto which are compatible with the ecosystem and/or which promote the establishment of the purpose of the Estuary; and

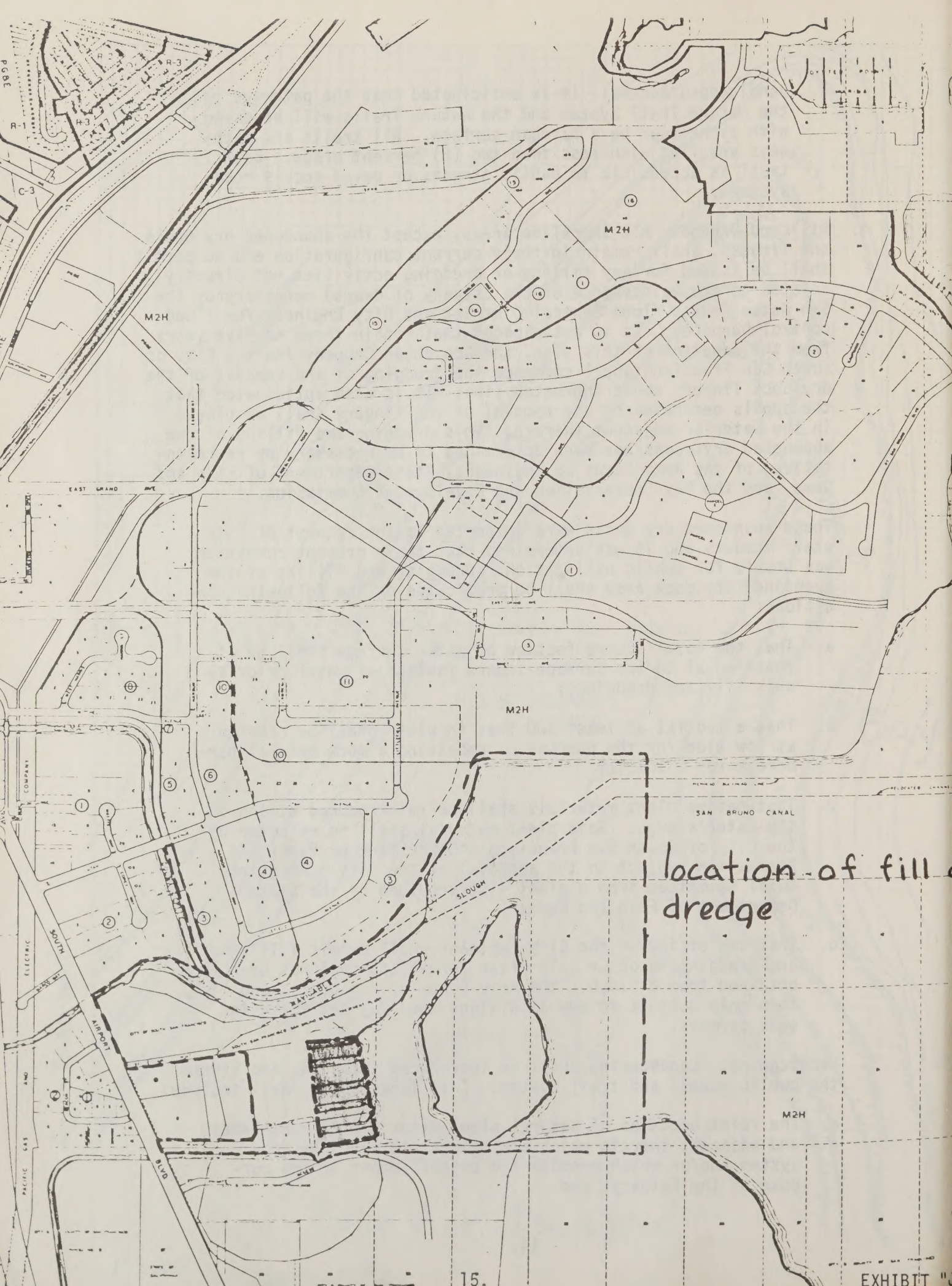

R-3
R-1
C-3
M2H
EAST GRAND AVE
SAN BRUNO CANAL
location of fill &
dredge
SLOUGH
BAYSHORE
SOUTH
AIRPORT
BLVD
M2H

EXHIBIT "

b. Screen landscaping to shield the pathway system from wind and adjacent visually incompatible land uses.

All landscaping shall be of a type that is capable of propagation in or adjacent to salt water areas and shall be subject to approval as to type, size and location by the City of South San Francisco's Department of Parks and Recreation and the City Architectural Committee. (In their determination, they are to utilize relative information that may be made available by the State Department of Fish and Game as set forth above.)

6. Adjacent Land Use and Zone Restrictions: Nothing set forth herein shall be construed as a prohibition on or a condition related to any presently established legal land use, except, however, that any adjacent legally established land use destroyed to 50 percent or more of its value or abandoned for a period of at least six months shall be subject to the provisions of this specific plan and the requirements of the City of South San Francisco Zoning Ordinance.

   a. That any land use proposed to be established within 100 feet of the shoreline as set forth in the attached Exhibit 'K' shall first be subject to the provisions of a use permit as set forth in Section 6 of Ordinance 353, as amended, and the development criteria contained herein.

   b. That any change or deviation from this specific plan shall require the prior approval of the City of South San Francisco Planning Commission, City Council and the Bay Conservation and Development Commission.

   c. That the development requirements of this Specific Plan are in addition to the regulations set forth in Ordinance 353, as amended (Zoning Ordinance), except that the Planning Commission may take into account the landscaping and public access areas when computing the area necessary to meet the landscape criteria of the City of South San Francisco.

7. Zone Districting: It is hereby expressed and agreed that within thirty (30) days of the adoption of the Specific Plan by the Bay Conservation and Development Commission, the City of South San Francisco Planning Commission and the City Council, the City of South San Francisco shall initiate a zone change. Said zone change will be for the purpose of placing all of that land area within 100 feet of topography line 6.1 into the Open Space (O-S) Zone District. Further, all requirements set forth for the Open Space (O-S) Zone District (Section 4.50 of Ordinance 353) are hereby referenced and incorporated herein for the purpose of enforcing the provisions of this Specific Plan.

8. Implement and Develop: Prior to the development or utilization of any land area contained within this Specific Plan, the land owner (except public agencies) shall enter into an agreement which shall set forth the minimum provisions for the improvements set forth herein.

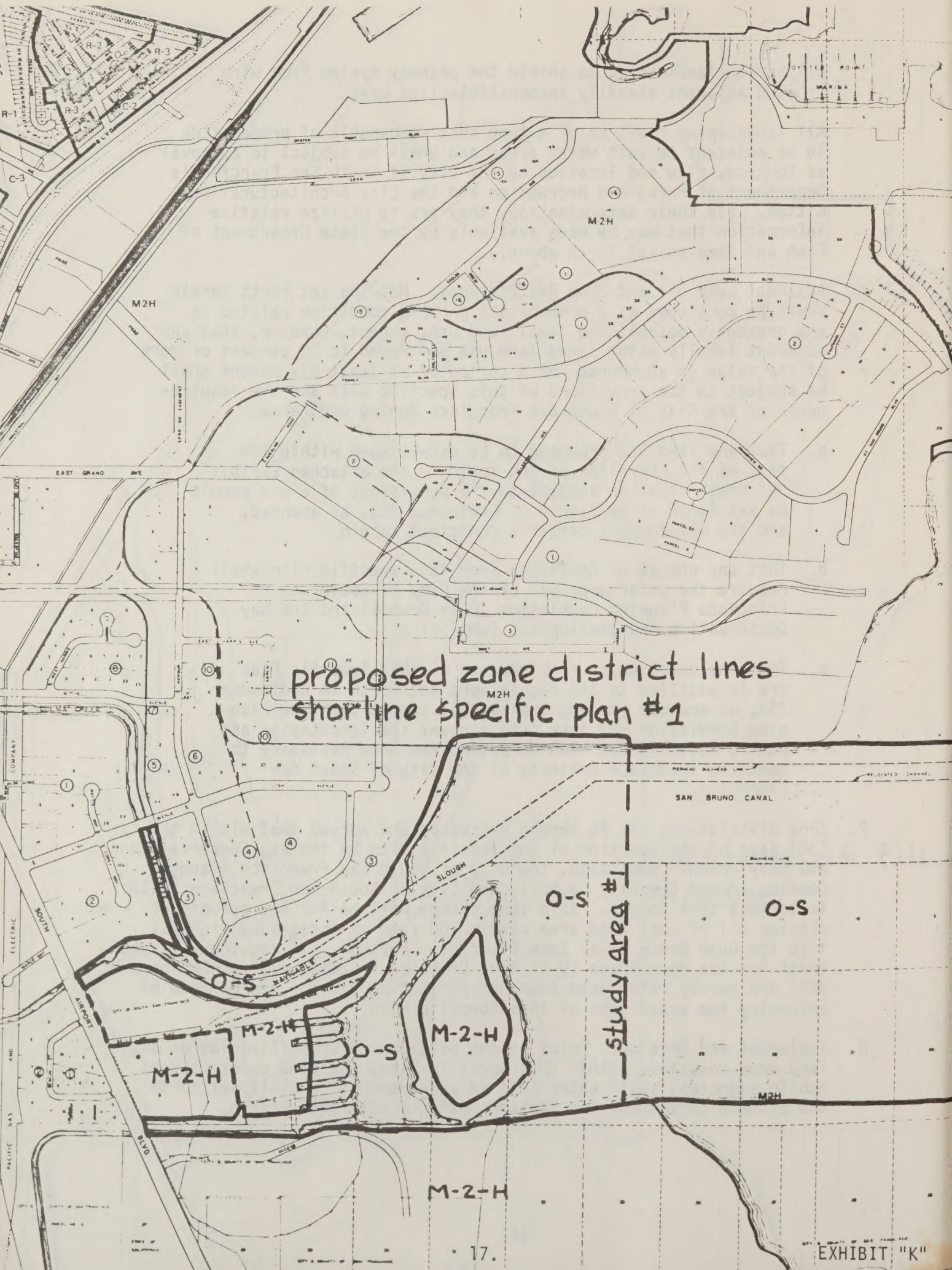

proposed zone district lines
shoreline specific plan #1
study area #1
M2H
O-S
M-2-H
SAN BRUNO CANAL
EAST GRAND AVE
SLOUGH
SOUTH AIRPORT BLVD

EXHIBIT "K"

9. Future Easements: In accordance with the said agreement, the property owners (except public agencies) affected by the implementation of this Plan shall, prior to the issuance of any permit, license or the subdivision of any land area, record an easement in favor of the City of South San Francisco for the purpose of securing permanent public access to the shoreline to insure the stability of the Estuary and the public utilization of this shoreline area. Nothing contained or agreed to therein shall be so construed as to vest with the City of South San Francisco the underlying fee to said land areas, nor shall this provision be so construed as to require the City to service or maintain the soil, subsoil, dikes, or other surface or subsurface areas.

   It is specifically understood that the property owner at all times is and shall be fully responsible for such areas and for the maintenance of the public pathway system and subsoil areas appurtenant thereto. If it can be determined equal in all respects, nothing contained herein would preclude the City Attorney, Planning Commission or City Council from accepting public access to all of the areas set forth in the attached exhibits by other than an easement or title agreement, including but not limited to covenants, conditions and restrictions on the grant deed or conditions placed upon a Use Permit duly approved by the Planning Commission of the City of South San Francisco or the City Council upon appeal.

10. Reservations for Public and Private Utilities and Services Easements: It is hereby noted that there exist in, through and over those areas set forth herein, easements for public and private utilities and improvements, specifically, storm line and storm and flood control channel easements, sewer lines and treatment plant improvements, full line delivery pipeline easements, and electrical transmission lines easements, including telephone lines and water and gas line easements.

    In addition, it is understood and proposed that improvements shall be necessary and required within the Specific Plan area for the installation and maintenance of above and below ground water, public and private utilities and improvements. Access to, in, through, and around all areas set forth in this Specific Plan is hereby reserved for the installation, maintenance, removal, repair, or development of public and private utilities and support improvements, including but not limited to power transmission lines, sewer lines, treatment plant improvements or repairs, flood control improvements or repairs, including dredging, subsurface oil and fuel transmission lines, including lines proposed and existing below water line and for natural gas, water and other public utilities.

    Construction, maintenance, repair or development of all such improvements as set forth in this section shall require the prior approval of the City of South San Francisco and B.C.D.C. and shall require that any displacement or damage created in the eco-systems by such activities shall be fully mitigated to the satisfaction of the City of South San Francisco and the Bay Conservation and Development Commission.

B. Implementation

The following is set forth as the procedures for the implementation of this plan:

1. Review and approval of the Bay Conservation and Development Commission: Prior to the date that the City Council formally adopts this plan as part of the execution of the Open Space and Conservation Element of the City's General Plan, it shall be reviewed and approved by B.C.D.C. Any changes incorporated or requested by B.C.D.C. shall be reviewed by the Planning Commission of South San Francisco prior to their incorporation into the plan or approval of the Planning Commission.

2. Agreement: After the plan has been adopted by the City Council, the City and all affected land owners shall enter into agreements to initiate the physical improvements. Said agreement shall incorporate the provisions of this plan and provisions for maintenance.

3. Zoning: Thirty (30) days after the adoption of this Specific Plan the City of South San Francisco shall commence the rezoning of all areas within 100 feet inland of topographic elevation 6.1 from M-2 Heavy Industrial to O-S Open Space. Said zone change shall be further assurance that the shoreline and the lands immediately adjacent thereto shall be improved in accordance with the provisions set forth herein.

4. Sequence of Implementation: It is understood that each element of the plan coincides with the various property ownerships within the plan area and that as each property within the plan area develops or redevelops, the property owners shall be required to construct, install and thereafter maintain the physical improvements necessary to create the elements of this Specific Plan. This shall include, but not be limited to public easements, pathways, landscaping, identification and directional signs, benches, trash containers, and other public improvements deemed necessary. Nothing contained herein shall require the City or land owners to commence immediate construction of the elements of this plan, although such immediate improvement is highly recommended.

C. Limits of Public Improvements

Due to the nature of this proposed area, it has been determined that the development proposed as a part of this Specific Plan shall not place a demand on the existing public utilities in the area, including further improvements to sewer, water, gas, or electrical facilities, nor shall said access improvements require further improvements to the existing public rights-of-way or private street systems.

D. E.I.R. Determination

It has been determined that the proposed improvements set forth herein are exempt from the provisions of the California Environmental Quality Act of 1970, as amended, pursuant to sections 15101, Class 1 (d); 15107, Class 7; and 15108, Class 8.

Prior to the commencement of any construction activities related to the dredging and filling of the dry dock or fingers area, a separate environmental determination may be required in accordance with the provisions set forth in the California Environmental Quality Act of 1970, as amended, and in accordance with the City of South San Francisco Environmental Impact Guidelines and Procedures.

EXHIBIT "L"

PROPOSED DRAFT

INDENTURE

PROVIDING A PUBLIC ACCESS EASEMENT

THIS INDENTURE, made this _____ day of _____, 197 , by and between _____, hereinafter designated Grantors, and the City of South San Francisco, a municipal corporation of the State of California, hereinafter designated Grantee.

W I T N E S S E T H:

WHEREAS, Grantors are owners in fee of the real property hereinafter described, situate in South San Francisco, County of San Mateo, California, bordering San Francisco Bay and lying adjacent to or in close proximity to Oyster Point Marina which composes a major portion of the Shoreline Regional Park, and

WHEREAS, all or portions of said parcel lie within or adjacent to the one hundred foot shoreline band subject to the San Francisco Bay Conservation Development Commission jurisdiction pursuant to California Gvt. Code Section 66600 et seq., and

WHEREAS, said parcel furnishes a reasonable means of public access to the bay with respect to Grantors' land designated as _____ _____ which includes said parcel and affords a reasonable location for pedestrian pathways for the Shoreline Regional Park, and

WHEREAS, Grantee has determined that the preservation and conservation of said parcel for said public access and pedestrian pathways and the securing of an easement therefor over, across and upon said parcel is necessary

to assure said public access and availability for said pedestrian pathways, and

WHEREAS, Grantors are willing, for the consideration hereinafter named, to grant the public access and pedestrian pathway use of said parcel as hereinafter expressed, which will result in the restricted use and enjoyment of said parcel by Grantors.

NOW, THEREFORE, for and in consideration of the premises, the terms, conditions and reservations herein contained and the sum of One Dollar ($1.00) to the Grantors, receipt whereof is hereby acknowledged, Grantors do hereby grant and convey to Grantees an easement over, across and upon the parcel described as Exhibit A attached hereto and by this reference made a part hereof as if set forth verbatim, for public access and pedestrian pathways purposes, including scenic viewing, walking, fishing, picnicking and related activities.

1. GRANTORS EXCEPT AND RESERVE THE FOLLOWING:

(a) Subsurface Use. Grantors except and reserve the subsurface area for construction,installation and maintenance of pipes or pipelines provided same does not unreasonably interfere with the purpose of the granted easement. If Grantors disturb or damage the surface easement or improvements constructed therein in constructing, installing or maintaining said pipes or pipelines, Grantors shall restore same to the original or substantially original condition and repave and replace any surface improvements so disturbed or damaged. Grantors in exercising the rights herein reserved, shall not excavate fill or otherwise alter the shoreline of the easement area or lands beneath the adjacent waters without written consent

of Grantee and a permit from the Bay Conservation Development Commission, or its successor.

(b) Fence. Grantors reserve the right to construct and maintain a fence adjacent to and separating the easement area from the remainder of the designated Healy-Tibbitts parcel, provided said fence does not unreasonably interfere with the purposes of the easement.

(c) Shoreline Setback. If the City of South San Francisco pursuant to Ordinance No. 353 as amended, superseding ordinances or related ordinances, establishes a shoreline setback which is applicable to the parcel designated as of this date as the Healy-Tibbitts parcel, then Grantors shall have the right to apply the width of said easement parcel in meeting said shoreline setback requirement.

(d) Lateral Support for Adjacent Parcel. Grantors shall have the right to enter upon said easement parcel, the adjacent waters and lands beneath the adjacent waters at reasonable times to perform work necessary to maintain the subsurface of the easement parcel in condition required to provide lateral support to the parcel now designated as the Healy-Tibbitts parcel. Grantors in exercising the rights herein reserved shall not unreasonably alter the shoreline of the easement over or lands beneath the adjacent waters, and shall obtain excavation and fill permits from agencies with jurisdiction thereof.

2. Grantors shall have the right to construct and maintain on the surface of said easement, pathways, landscaping, benches and similar facilities

related to the purposes of the granted easement, but Grantee shall not be obligated to construct any of said facilities and may elect to leave the area in its natural state.

3. Grantors shall not be responsible for any damage or injury to persons or property arising out of the use of easement by Grantee and/or the public, and Grantee shall defend any and all claims therefor and keep in force and effect a policy of insurance of not less than $300,000, naming Grantors as additional insureds, assuring Grantors and Grantee of coverage regarding the exposures incident to the use of easement for public access and pedestrian pathways, as herein provided.

4. Grantors and Grantees covenant and agree that the grant herein contained, the terms thereof and the reservations set forth therein shall be binding upon the parties hereto and their successors in interest and assigns.

IN WITNESS WHEREOF, the parties hereto first having duly been authorized, have executed this indenture as of the day and year first above written.

GRANTORS:

By_____

By_____

By_____

By_____

CITY OF SOUTH SAN FRANCISCO,
a Municipal Corporation

ATTEST:

By_____
City Manager

_____
City Clerk

U.C. BERKELEY LIBRARIES
C124902078